

Waterfront Planning and Architecture

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Proposed Zoning Revisions for the "The Fort"

Prepared for the Gloucester Community Development Department

Prepared by Norris & Norris Associates 06-27-08

1. The Context (Figure 1.1 (Aerial photo of harbor with box around the Fort area)):

Historic Importance: "The Fort" area in Gloucester Harbor has long been characterized by a combination of urban waterfront uses that take advantage of the nearby perimeter shore line, and marine navigation access. The south edge of the Fort area along Pavilion Beach faces the outer harbor which provides a deep water anchorage area, but is more exposed to prevailing southwestern breezes and varying wave action. The east face borders the main federal channel entrance to the Inner Harbor and anchorage area. The east edge also includes the dilapidated vestiges of a continuous pile supported pier that once served as the principle long pier in the harbor prior to construction of the State Pier further north. The north side of the peninsula faces Harbor Cove, one of several well protected inlets around the Inner Harbor and long a haven for commercial vessels with multiple finger piers providing protected berthing slips and landing areas.

This small, narrow peninsula on the downtown side of the harbor has also served as a functional and visual gateway to the active inner harbor, and a key landing zone with a range of berth sizes for all commercial vessels of all types. Upland sites have always been scarce in the Fort district, with considerable filling of all edges and with the harbor never more than about 150 feet away from any given location. With such an historic array of centrally located docks and piers, it is not surprising that the land uses have generally corresponded to the demand and activity level of the waterside. As recently as the 1960's, the land uses from Beach Street out around the Fort were predominantly water dependant commercial and industrial uses. Gradually, it appears that non-water dependent commercial and residential uses began to appear within the Fort area. These changes from the commercial maritime focus were quite likely in response to shifting of the larger commercial vessel landings to the State Pier and other new landings, with active fish processing plants and water related businesses relocating to larger land parcels further up the harbor. At present the uses in the district are predominantly non-water dependent, and non-conforming to the Maritime Industrial zoning of the district.

A major zoning and regulatory change occurred in the 1970's when the state established the Gloucester Designated Port Area (DPA) and the Fort peninsula was effectively divided into two zones along Commercial Street between the DPA on the north (Harbor Cove) side, and a non-DPA area on the east and south. This division effectively left the perimeter waterfront divided between a more restrictive marine industrial zone within the DPA facing Harbor Cove, and a less restrictive zone that already had mostly non- water dependant uses within, notably the residences on Fort Square, and the Birdseye plant along Pavilion Beach which was by then served by land rather than water based transportation. However as a vestige of the earlier era and reflective of the perimeter waterfront character, The Fort area has remained zoned MI for marine industrial uses that have largely disappeared

Partially in response to this gradual evolution of uses away from the traditional marine industrial, the City is considering a rezoning of the non-DPA portion of The Fort area to better allow for

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both new and continuing mixed uses that are compatible with and benefit from the waterfront setting, but which are not necessarily limited to marine industrial uses throughout.

The current status of the waters edge conditions and potential uses should also be carefully taken into account in proposing revised zoning for the area.

2. Existing Physical and Regulatory Characteristics

Land and Water Characteristics to be Considered: There are several features of the Fort district that need to be considered in any zoning and land use changes:

- Topography; natural and man made: The prominent ledge of the Fort Square contrasts with the lower flat zone between Commercial Street and the beach, contrasts with areas of fill along the perimeters of both natural land forms.
- Existing Uses and Building Character: The Fort has a distinctive maritime character in terms of building materials and massing, despite the changes in use away from maritime activities.
- Existing Perimeter Land Uses and Zoning: The north-eastern waterfront corner is the only area that remains commercial maritime. The remaining perimeter areas are vacant or underutilized along the east face, until the start of the city park at the southern point of Fort Square and continuing around Pavilion Beach as recreational and open space.
- Circulation Patterns: The vehicular pattern is very clear with Fort Square serving as the high road and Commercial Street as the low road. For pedestrians, however, the area is not inviting. Sidewalks are scarce, narrow, and discontinuous with streets being used for delivery trucks, residents, autos, pedestrians and bikes.
- Potential Sea Level Conditions affecting some areas: The lower areas of the site are subject to V-zones, flooding and potential sea level rise, while the upper reaches of the Fort are less susceptible to wind, wave and storm events.
- Perimeter Water Depths and Navigation Conditions: The shoreline of the Fort district has three distinct characters; 1) the tidal beach area with gradual water depths, 2) the rocky point of the south end of Fort Square, and 3) the remaining man-made piers along the east side and into the Cove, with water depths of 17 feet.

Regulatory Conditions to be Considered: (Figure 1.2): There are site conditions which fall under Federal and State regulatory control:

- State Chapter 91: The chapter 91 requirements for former tidelands are applicable to all areas seaward of the historic high water line. The historic high water line for the Fort Square area seems well established. The line for the flat area along Pavilion Beach is set at Commercial Street on the north side, but still needs to be accurately determined and accepted by the state CZM for the south side along the beach front.
- FEMA maps including A and V-zones: The flood zones set by FEMA include V and AO zones around the perimeter of the site, with higher elevation of the Fort Square area as the only zone not affected
- Adjacent Designated Port Area and Shared Commercial Street: Impacts of new construction and land uses within the proposed new zoning will need to consider the maritime uses within the DPA north of Commercial Street in terms of traffic impacts,

odors, noise and other maritime industry characteristics, all of which are protected within and along approaches to the DPA.

3. Land and Water Use Goals: (Figure 1.3)

Consistent with the recent Community Values discussions held in June of 2008, there are opportunities to allow for land use changes in a unique area of the downtown waterfront which has remained somewhat static for many years, with several under-utilized and vacant waterfront properties.

- Preserve and Enhance the Working Waterfront Character of the District: The Fort has long served as an integral component of the Harbor as a gateway and an important landing location. While earlier navigational benefits of the waterfront may have evolved, there are emerging new uses that should be allowed and encouraged, without compromising the remaining working waterfront uses and visual continuity.
- Increased Public Access and Expanded Recreational Uses: The recently renovated and expanded neighborhood park on Fort Square has been packed with users since its re-opening. Along with adjacent Pavilion Beach, and the variety of harbor and bay views afforded from Fort Square, there are ample opportunities to improve pedestrian access and facilities for the immediate and nearby central Gloucester neighborhoods. The Fort Square loop is a well kept secret and has some of the best public harbor views in the city.
- Allow for a Wider Range of Land Uses: The current MI zoning is restrictive regarding the types of mixed commercial and residential already in place. Adding different zoning designations for portions of the district could make current uses conforming while also allowing for a wider range of uses that remain compatible with the scale and character of the existing district. Smaller property use changes or alterations could become as of right, with medium or larger sized projects subject to special permit and design review.
- Encourage More Active and Varied Use of the Waters Edge and Watersheet: Consistent with current uses, navigation patterns, water depths, and local wind and weather exposure, more flexibility for mixtures of commercial maritime, and, where appropriate, recreational boating uses. The Harbor needs to retain and expand its diversity of commercial and recreational vessel needs, preserving and expanding the vessel service businesses around the harbor. Respecting and adapting to different seasonal uses patterns can result in multiple uses of piers, slips and moorings within the harbor.
- Improving Functional and Access Links to the Central Downtown Area: The Fort is visually and physically a short distance from the central downtown and Harbor Cove focus, but still remains hard to find. More continuity can be provided through encouraging new street level businesses along connector streets, and by adding new pedestrian connections as well preserving and opening new view corridors to the Harbor.
- Balancing Commercial Waterfront, Residential Needs, Public Access and Economic Development Growth

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- Encourage re-investment and infill in the Fort area by allowing more of the existing uses.
- Public and private infrastructure needs may require innovative public/private financial support.
- Public realm/civic design guidelines and objectives can provide the basis for infrastructure improvements as well as for special permits and design review.

4. Purpose and Rationale: (Figure 1.4)

The current land uses in the Fort area have evolved over the past century from predominantly water dependant marine industrial to a mixture of fishing related water dependent, non water dependant industrial, and residential. The full district area has remained in Marine Industrial (MI) zoning, while the majority of current uses and land areas are non-conforming or vacant as shown in Figure 1.4. It is quite likely that the MI zoning has discouraged any changes in use or substantial property upgrades for areas in non-conforming uses. The deterioration of the once continuous pile supported pier and apron along the southeastern face of the Fort is a reflection of diminished demand for commercial marine operations combined with wave and wind exposure along this edge of the Fort.

Even though the Fort is a relatively small district, its natural topography and multiple harbor edges suggest that there may be a need to rezone with several different zoning categories to best respond to the future development potential. There appear to be four definable sub-areas based on topography and water frontage.

1. The Flats (Birdseye site): The south side of Commercial Street between Beach Court and the start of the one way Fort Square presents interesting redevelopment potential to encourage replacement of the dated masonry food processing complex, such as encouraging the current interest in a hotel with a possible residential component. While at some point there were apparently fish deliveries by water to the fish processing plant (most likely in Harbor Cove and/or on the southeastern docks), the beach frontage to the southwest remains unsuitable for water access because of the wave exposure and regulatory protection of the intertidal beach zone. Therefore a change in use from MI for this area seems appropriate to allow for such uses as a hotel, office or research type space, ground or lower floor retail and restaurants, and/or residential. Historically, there was an additional public right of way through the middle of the Birdseye site from Commercial Street to the beach. Restoring a pedestrian way (or ways) through the site can provide added public access and view corridors as the site is redeveloped. Specific development limitations on the site will include the FEMA flood zone, Chapter 91 requirements, replacement of the bulkhead to allow for projected sea level rise, height limitations and view and access corridor needs.

2. Southeastern Waters Edge of Fort Square or The Pier: The topography of the southeastern edge of Fort Square separates the access street into an upper level (Fort Square) serving the residences, and a lower level (varying from approximately 4 to 12 feet). This grade separation supports the upper level residential and the traditional lower level commercial maritime. The lower level uses wrap around Commercial Street to the more active commercial maritime frontage of the DPA and Harbor Cove. Phased restoration of a straight segment of pile supported pier face and apron by

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contiguous property owners would be a useful commercial marine landing and would support continuing multiple commercial uses of this medium draft (17 feet) pier frontage. The apron should also be wide enough to allow for public access along a portion of the edge. This area is also subject to Chapter 91 and FEMA flood zone limitations.

3. Fort Square Point: The new park and a vacant city owned ledge outcropping along with a single residential property characterize the point. The vacant southern portion of the Southeastern waters edge seems detached from the continuing marine commercial area, and more attached to the rocky point and park area. As most of the Point is already in City ownership and used as park space, this spectacular 270 degree harbor vista site could well expand as a special recreational destination. The recently completed and increasingly well used public park could be continued around the Point, and might benefit as a year round destination with added amenities such as a small restaurant or café. As with all other areas of the Fort, parking is constrained and addition of sidewalks, bike lanes and ferry landings are needed to provide alternative access means. Since this weather and wave exposed area is also subject to Chapter 91 and FEMA flood zones, further residential development should not be considered.

4. Fort Square Center: The upper area land uses inside the Fort Square roadway are predominantly long established residential in the form of single and multi-family units, including the artist studio building at the very top, where the original fort was located. While some other medium density uses might be possible in the future, such as bed and breakfast or small hotel, vehicular access and parking will continue to be a challenge, with relatively small lot sizes and steep grades present. On the other hand the spectacular 360 degree views from the upper Fort Square area are among the best in Gloucester Harbor, and should be an incentive for continued medium density residential with the possible mixture of limited retail uses where compatible with the residential.

5. Recommendations

Proposed Zoning Revisions: (Figure 1.5)

Based on the analysis of zoning applications to the sub-areas of the Fort, an application of new zoning is proposed for the Flats and Fort Square sub-areas. These two areas would benefit from being re-zoned as CB (central business) and NB (neighborhood business) respectively to conform to the neighboring downtown and residential areas to the north and west of Beach Court.

The perimeter waterfront of the Fort Square area would become part of a new zoning designation called the Harbor District to encourage continued commercial maritime, park space and public access. The Harbor District permits most uses excepting that of residential.

- Central Business (CB): The CB designation would apply to the central "Flats" area between Commercial Street and Pavilion Beach, encouraging a higher density mixture of retail, and entertainment, hotel and residential uses to create a more vibrant and active public area between Commercial Street and Pavilion Beach. By also improving the public realm along Commercial Street and with a boardwalk along Pavilion Beach, the area would become an attraction for Gloucester Residents and visitors alike. The uses would

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be compatible with the neighboring downtown, Harbor Cove and the adjacent residential clusters.

On the other hand, it is also important to make sure that the as-of-right uses don't encourage low rise, traffic and parking intensive uses such as mini-malls, and a review of CB allowed uses may be needed.

Depending on the height and massing of development on the large Birdseye site, special permits may be required, even within the CB zoning. A lowlands special permit for development will be required due to the elevation of the site.

Chapter 91 permitting will be required for some portion of the Birdseye site, depending on where the agreed upon historic high water line is established. When combined with the constraints of the FEMA "AO" flood zone, the site will pose challenges for redevelopment, even with the change to CB zoning.

- Neighborhood Business (NB): The NB designation would apply to the west edge of the sub-area described as "the Flats" between Beach Court and the Birdseye property and to the Fort Square center. Since the west edge of the Fort district and the Fort Square area are historically and currently predominantly residential, the NB zone would legitimize current uses, encourage re-investment in the properties and allow for some ground level retail at an appropriate scale and locations (such as street corners) to enliven the area.
- Harbor District: The HD Harbor District is a district established to allow the mix of commercial, business, retail, and industrial uses that may compatibly co-exist with the primary maritime uses which comprise the City's harbor.
- Harbor District (HD): The perimeter waterfront of the Fort Square area described as the Pier and the Point sub-areas, would become part of a proposed Harbor District (HD) zoning, including the lower half of the southeast waters edge. The HD zoning would allow for the addition of ancillary retail and restaurant activities where compatible with commercial maritime activities. Based on the historic water line, Chapter 91 constraints will still apply to the perimeter zones around Fort Square.

Future restoration of the long pile supported pier face along the eastern edge of the Fort should be considered to further economic redevelopment of the commercial land parcels in this area as well as further public access along the water's edge. Additional residential would be specifically excluded from this flood zone and commercial maritime area.

Public Realm Opportunities and Guideline Plan:

It is recommended that a public realm guideline plan be prepared for the Fort Area to serve as a basis for design review and special permit projects. A draft guideline concept plan is shown graphically in Figure 1.3. The public realm plan needs public review and approval, but could include such features as the following:

- Phased public boardwalk along Pavilion Beach
- Pedestrian and bicycle improvements around Fort Square

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- Traffic, pedestrian and utility improvements along Commercial Street
- Future restoration of the pile supported pier and apron of the southeast face of the Fort waterfront along the harbor channel as a multi-purpose town landing. The apron should allow enough width for combined commercial marine use and occasional public access.
- Preserve and enhance designated view corridors from public ways.
- Add lighting, signage, historic interpretation and wayfinding.
- Provide improved on-street and selective municipal off-street parking opportunities for residents, visitors and business patrons, with sufficient controls (such as meters and resident only parking areas) to discourage overflow parking from downtown, restaurants and other non-resident attractions.
- Prepare a watershed use plan with the Harbormaster for future perimeter uses of the Fort district.

Attached Exhibits:

Proposed Zoning: District Descriptions and Use Regulation Table for proposed Fort zoning

Figures:

- | | |
|------------|--------------------------------------|
| Figure 1.1 | The Fort: Zoning District (existing) |
| Figure 1.2 | The Fort: Regulatory Context |
| Figure 1.3 | Public Realm Guidelines |
| Figure 1.4 | Existing Land Uses |
| Figure 1.5 | The Fort: Proposed Re-zoning |

Summary of Proposed Zoning: District Descriptions and Landuse Tables

Zoning District Descriptions

CB Central Business

The CB Central Business District is a district established to accommodate a composite of business and retail uses, residential uses, office uses, and institutional uses, all of which comprise the City's central core. (Amended 5/11/93, formerly B-1.)

NB Neighborhood Business

The NB Neighborhood Business District is a district established to accommodate a variety of retail business uses primarily offering convenience shopping for nearby residential areas. (Amended 5/11/93, formerly B-2.)

HD Harbor District:

The HD Harbor District is a district established to allow the mix of commercial, business, retail, and industrial uses that may compatibly co-exist with the primary maritime uses which comprise the City's harbor.

2.3 USE REGULATIONS SCHEDULE

R-RB = Rural Residential; R-1 = Coastal Residential; R-RA = Rural Residential; R-2A = Low Density Residential; R-2 = Low/Medium Residential; R-3 = Medium/High Density Residential; R-4 = High Density Residential; S = Service District; CCD = Civic Center District; CB = Central Business; NB = Neighborhood Business; EB = Extensive Business; VB = Village Business; MI = Marine Industrial; GI = General Industrial; BP = Business Park.

Y = Permitted; N = Excluded or Prohibited; SP = Board of Appeals Special Permit; SPS = Board of Appeals with additional filing requirements; CC = City Council Special Permit; CCS = City Council Permit with additional filing requirements; PB = Planning Board Special Permit

2.3.1 RESIDENTIAL USES

	CB	NB	HD
1. One-family detached (1)	N	Y	N
2. Conversion of one-family dwelling to two family dwelling (1) (Amended 12/8/1998)	SP	SP	N
3. New two-family dwelling (1)	SP	SP	N
4. Conversion or new multi-family or apartment dwelling (see section 5.7):			
a. Up to three dwelling units	Y	CC	N
b. Four to six dwelling units	(3)(4)	CCS	N
c. Seven or more dwelling units	CCS	CCS	N
5. Cluster Development (2) (see section 5.9)	N	N	N
6. Boarding, lodging, or rooming house licensed by the Licensing Board (1)	SPS	SPS	SPS
7. Hotel, motel, motor inn (see Section 5.7)	Y(7)	N	N
8. Mobile home park (6)	N	N	N
9. Campground (6)	N	N	N
10. Mobile home, except home park or campground (6)	N	N	N
11. Camping or tenting, except within a campground or by children in their own yard (6)	N	N	N
11A. Assisted Living Residences	CCS	CCS	N
11B. Open Space Residential Development	N	N	N
- See Section 5.15			
11C. Accessory In-law Apartments	N	N	N

(1) Not more than one principal building per lot.

(2) Subject to approval by the Planning Board (PB) for the Cluster Development in accordance with the requirements of Section 5.9.

(3) Retail or other business/commercial use allowed by right shall be retained at street level.

(4) Must meet existing parking/ordinance regulations for all uses, and the exterior of the existing building shall not be expanded without a ZBA Special Permit.

(5) Only two (2) dwelling units above retail are allowed by right.

(6) See Section 5.1.5 allowing temporary placement during reconstruction after a fire, subject to yard and setback requirements from the Board of Appeals.

(7) But CCS for Major Projects, see Section 5.7.1

* No use of the water's edge and of an area at ground level 20 feet back from the water's edge shall be permitted on property in a MI District unless it requires access to water-borne vessels.

** All uses permitted in the BP District shall conform to the standards described in Section 5.12 of this Ordinance.

*** Yes, except SP with issuing authority by the Zoning Board of Appeals required whenever the conversion requires alterations to the exterior dimensions of the existing dwelling. (Amended 12/8/98; 9/6/2005)

2.3.2 COMMUNITY SERVICE USES

	CB	NB	HD*
12. Public, religious, or other non-profit schools, building or uses	Y	Y	Y
13. Municipal use not elsewhere more specifically covered	Y	Y	Y
14. Public utility facility*** a. servicing exclusively the immediate neighborhood (5 square miles or less) b. Servicing a broader area	Y SPS	N N	CCS Y
15. Nursing home, convalescence or rest home, hospital	N	CCS	N
16. Cemetery	CC	CC	N
17. Club or lodge, except one whose chief activity is customarily carried on as a business	CC	CC	CC
18. Animal hospital, dog kennel (1)	N	N	N
19. Nursery school - Day Care Centers	Y	Y	Y
20. Business or commercial school (other than uses 12, 19 or 25) a. Trade school, industrial training center	Y Y	Y Y	N Y
21. Philanthropic institutions	Y	CCS	CCS
22. Airport, heliport	N	N	CCS

(1) Provided that lot area is of sufficient size to permit a structure or pen to be placed no closer than 100 feet from a lot line and no closer than 200 feet from a dwelling on another lot.

(2) Except CCS in S District only.

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** All uses permitted in the BP District shall conform to the standards described in Section 5.12 of this Ordinance.

*** Except for Personal Wireless Service Facilities.

2.3.3 OPEN USES

	CB	NB	HD*
23. Agriculture, horticulture, floriculture, including farms, greenhouses and gardens (1)	N(3)	Y	N(3)
24. Wildlife area, reservation or similar use	N	N	N
25. Riding school, stable (2)	N	N	N
26. Golf driving range, drive-in theater, amusement park, race track or similar commercial outdoor recreation	N	N	N
a. Miniature golf and baseball or softball batting cages	N	N	N
27. Golf course, standard or par-three	N	N	N
28. Commercial picnic or outing area	N	N	N
29. Boat launching, docking or docking structures, limited in MI Districts to primarily commercial fishing vessels (5)	SP	SP	SP
30. Supervised camping	N	N	N
31. Outdoor recreation other than the above (4)	Y	Y	Y
a. Recreation operated by a governmental agency or Authority	Y	Y	Y
b. Other outdoor recreation			
32. Seasonal sale of Christmas trees, wreaths	Y	Y	Y

(1) Providing there is no sale of products, which are not produced on the premises.

(2) Provided that no structure is placed closer than 100 feet from a lot line and no closer than 200 feet from a dwelling on another lot.

(3) Except not prohibited on lots larger than five acres.

(4) No active use area may be located within required yards, or within 10 feet of a lot line other than the water's edge.

(5) Permitted Use Area for Operation and Docking of Casino Boats: On the City Assessor's Map in the north channel of the Harbor moving easterly, Map 10, Lot 5; Map 11, Lots 6, 5, 4, 1; Map 53, Lots 3, 4. A Casino ship does not include a "Cruise Ship". (Adopted 7/6/99)

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2.3.4 BUSINESS USES

	CB	NB	HD*
34. Conversion of dwelling for up to four offices (1)	Y	Y	N
35. Banks, automatic teller machines	Y	Y	CC
36. Other offices containing less than 6,000 s.f. of floor area	Y	Y	Y
37. Office other than the above	Y	N	Y
38. Funeral home	SPS	SPS	N
39. Restaurant (4)	Y	Y	CCS
40. Motor vehicle sales, rental (1)	Y	N	CCS
41. Marine related sales, rental, limited primarily in MI Districts to commercial vessels	Y	N	Y
41A. Protein Recovery Plant	CCS	CCS	CCS
42. Motor vehicle service storage or repair (1)	CC	CC	CC
43. Marine related service storage, or repair, limited in MI Districts primarily to commercial fishing vessels	CC	CC	CC
44. Building tradesman or contractor, without outdoor storage of materials or heavy equipment	Y	Y	CC
45. Fuel, ice establishments	N	N	CC
46. Feed, building materials establishments	Y	Y	Y
47. Laundry, laundromat or dry cleaning establishment under 4,000 sq ft	CC	Y	N
48. Stone mason's yard	N	N	CC
49. Shopping Center (See Sections 3.2.2 and 5.7)	CCS	N	CCS
50. Retail, consumer service, or other business non-industrial use other than above (5)	Y	Y	Y
51. Automatic amusement devices	Y	N	N
51A. Drive-Through Facilities	CCS	CCS	CCS

(1) See Section 3.3

(2) Except CCS in S District only.

(3) Special Permit to expire on change of use or ownership.

(4) Except SPS where otherwise Y, if food is to be consumed on the premises outside of a building, or is to be sold packaged for take-out except where this take-out is incidental to service for on-premises consumption.

(5) If a business use contains both a retail and a consumer service operation, the use shall be classified, for the purpose of this Ordinance, as a consumer service establishment.

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** All uses permitted in the BP District shall conform to the standards described in Section 5.12 of this Ordinance.

2.3.5 INDUSTRIAL USES

	CB	NB	HD*
52. Junk yard	N	N	N
53. Earth products and stone removal (1)	N	N	N
54. Manufacturing, processing or research, conducted so that the performance criteria of Section 4.4 are conformed to	N	N	Y
55. Trailer truck park, freight or transportation terminal facilities (see Section 5.8)	N	N	CCS
56. Processing and cooling, not conforming with the criteria of Section 4.4	N	N	Y
57. Bulk storage, warehousing	N	N	Y(2)
58. Laundry or dry cleaning plant over 4,000 square feet	N	N	N
59. Commercial radio transmission	N	N	SP
60. Contractor's yard	N	N	Y

(1) See Section 5.2

(2) Storage of toxic or hazardous materials shall be permitted only by CCS.

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** All uses permitted in the BP District shall conform to the standards described in Section 5.12 of this Ordinance

2.3.6 OTHER PRINCIPAL USES

	CB	NB	HD*
61. Parking of motor vehicles to service a use permitted in the same district	CC	CC	CC
62. Temporary structures and temporary uses not conforming to this Ordinance	SP	SP	SP
63. Arts, crafts and sale of products of arts or crafts if made on the premises	Y	Y	Y
64. Radio transmission, non-commercial	N	N	SP

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** All uses permitted in the BP District shall conform to the standards described in Section 5.12 of this Ordinance.

2.3.7 ACCESSORY USES (1)

	CB	NB	HD*
65. Garage, parking, for permitted use	Y	Y	Y
66. Parking to service a use located and permitted in the NB (B-2) District	Y	Y	Y
67. Parking, storage of agriculture machinery used on the premises	Y	Y	Y
68. Signs, subject to Section 4.3	Y	Y	Y
69. Manufacturing accessory to retailing, employing not more than ten persons, with major portion of products sold on premises	Y	Y	Y(2)
70. Employee dwelling accessory to industry	Y	Y	Y
71. Offices for one professional in his/her residence, subject to Section 5.3	Y	Y	Y
72. Home occupation, subject to Section 5.3	SP	SP	SP
73. Boarders, roomers or lodgers (3)	Y	Y	N
74. Dining halls, shops, wholly within a motel or hotel	Y	Y	N
75. Automatic amusement device, limited to four or fewer	SP	N	N
76. Recreational use accessory to a dwelling for use of residents and nonpaying guests	Y	Y	N
77A. Commercial Land-Base Wind Energy Conversion Facilities (See Section 5.22) (2)	N	N	CCS
77A(a). Wind Monitoring or Meteorological Tower (See Sec.5.22)	N	N	Y
(4)			
77B. Residential Land-Based Wind Energy Conversion Facilities (See Section 5.23)	N	N	N
78. Yard sales (5)	Y	Y	Y

(1) Principal uses allowed, or permitted by Special Permit, are similarly permitted as accessory uses, subject to the same restrictions. Customary accessory uses other than those listed in this Section 2.3.7 shall be allowed only by Special Permit from the Board of Appeals.

(2) In the BP, MI and GI Districts, the number of persons that may be employed by a manufacturing operation accessory to retailing is not limited. (Amended 6/1/93)

(3) Within a dwelling unit in R-4 and non-residential districts, and in dwelling units of more than 2,000 square feet of gross floor area in other R Districts, the renting of not more than three rooms as a lodging without separate cooking facilities to not more than three lodgers, boarders or roomers; in the case of a dwelling unit occupied by unrelated persons, the sum of lodgers and other unrelated persons shall not exceed the limits defined for a "Family" in Section VI.

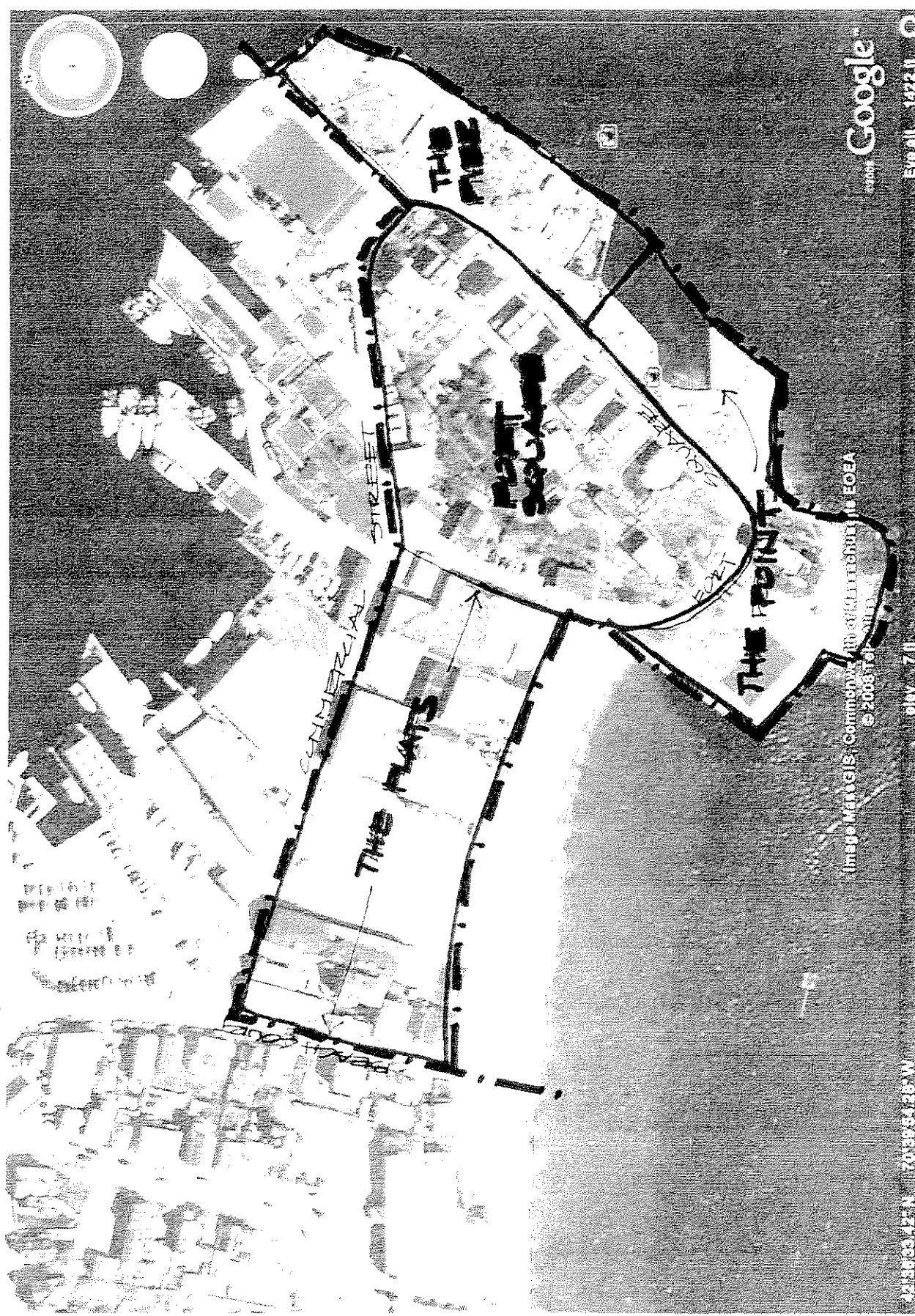
(4) Commercial Land-Based Wind Energy Conversion Facilities shall also be allowed by Special Permit on city-owned land.

(5) No yard sale shall last more than two days, including set-up and take-down time. No premises shall be used for a yard sale more than two times in any calendar year.

* No use of the water's edge and of an area at ground level 20 feet back from the water's edge shall be permitted on property in a MI District unless it requires access to water-borne vessels.

** All uses permitted in the BP District shall conform to the standards described in Section 5.12 of this Ordinance.

North & Morris
08.18.03



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**FIGURE 1.4
EXISTING LAND USES**

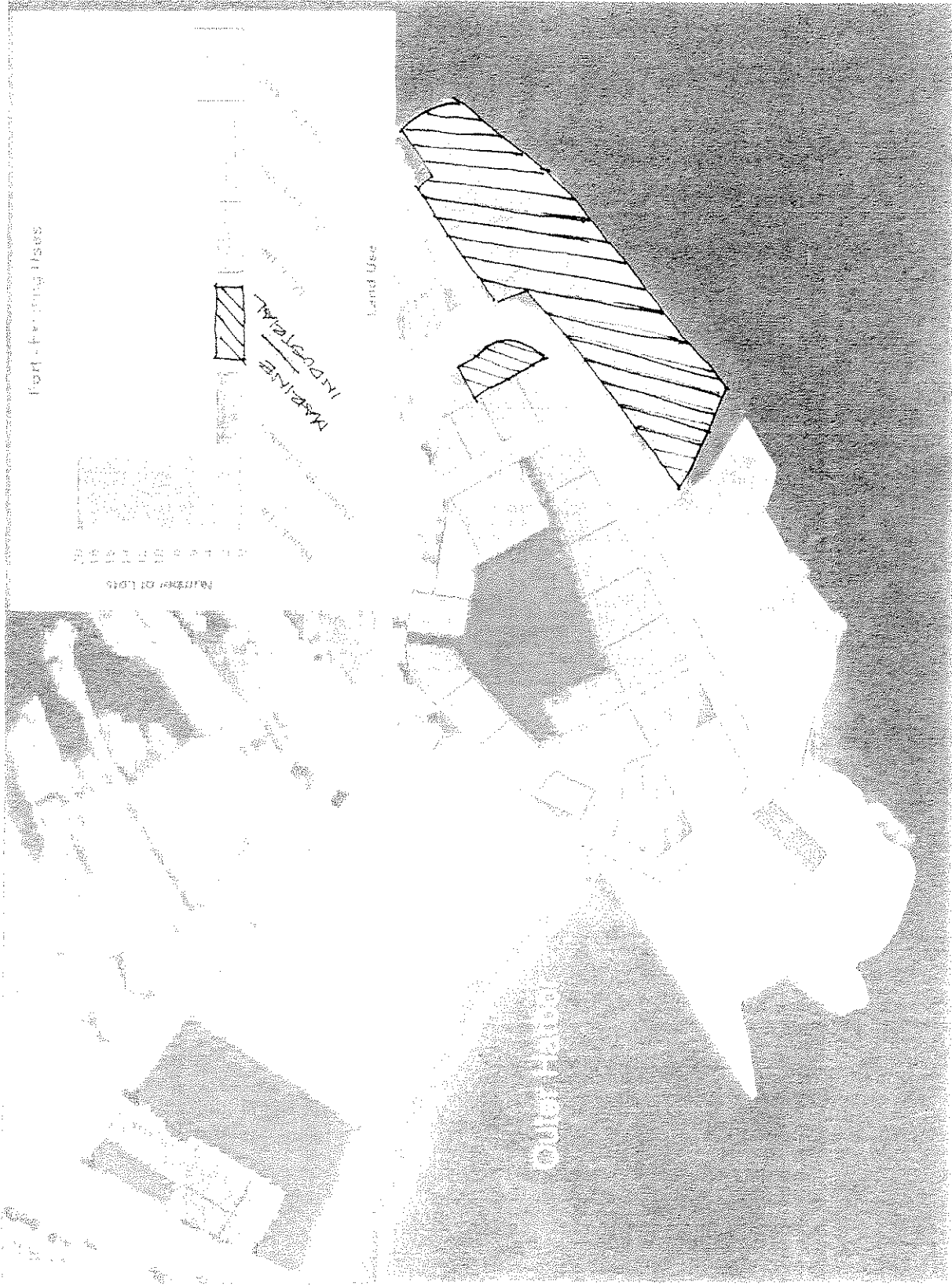
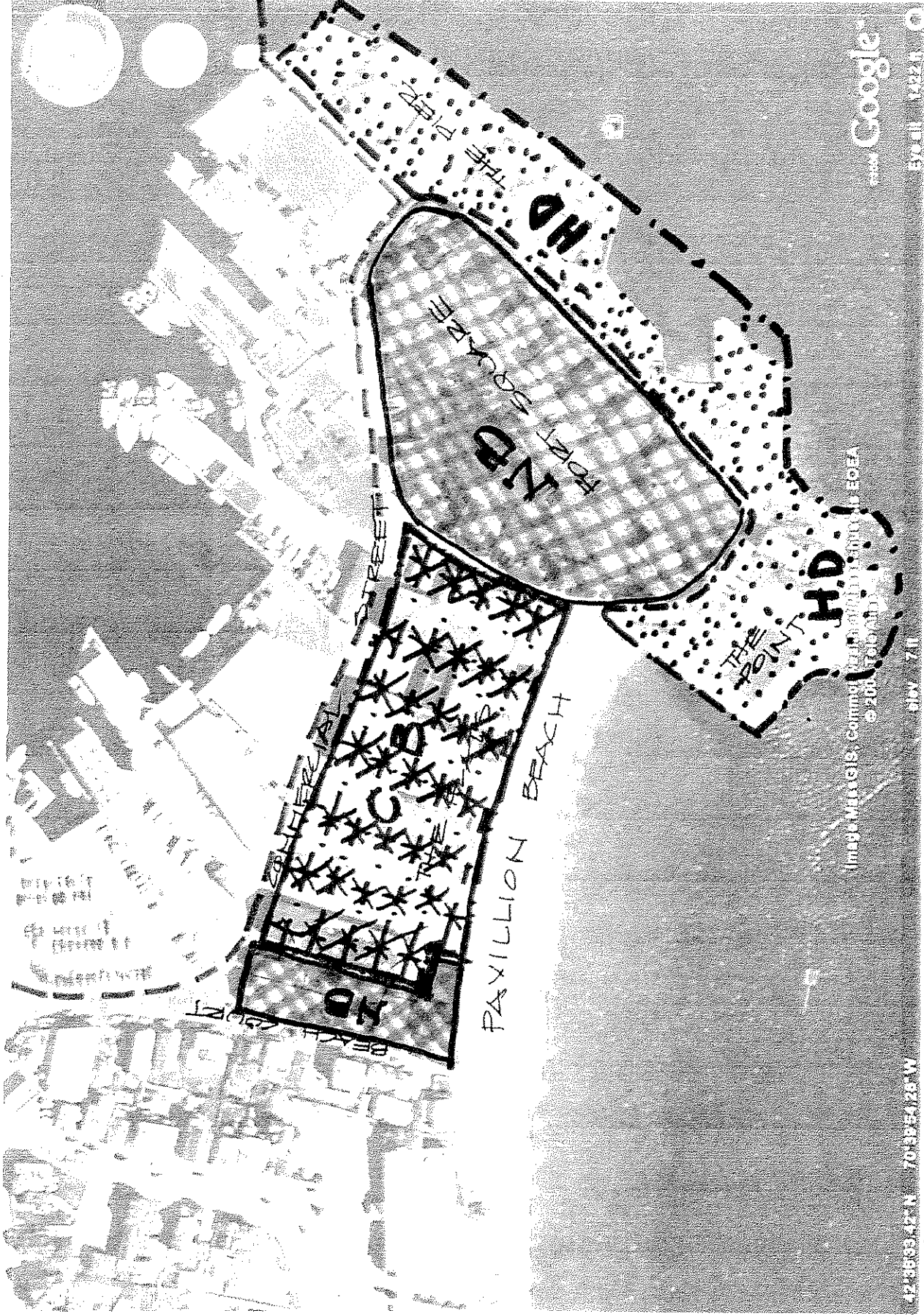


FIGURE 1.3

THE FORT: PROPOSED RE-ZONING

NARRIS & NARRIS
06/25/08



KEY:

ND ZONE

HD ZONE

CP ZONE

DPA